

Introduction

THE PURPOSE OF THE COMPREHENSIVE PLAN

The Raymond Comprehensive Plan is designed to provide guidance to enable citizens and elected officials to make informed decisions about the future of the community. Many issues regarding the future of Raymond are discussed in this plan.

The plan is intended to address the following questions:

- HOW WILL WE MAKE DECISIONS ABOUT FUTURE GROWTH AND DEVELOPMENT?
- WHAT FACTORS WILL WE USE TO EVALUATE OUR FUTURE?

The comprehensive plan is intended to identify policies related to quality of life in Raymond and provide a general guide for future decisions and developments within the community. The Comprehensive plan is also intended to encourage a strong economic base for the community so the goals of the citizens and the community can realistically be met.

The Planning Process

Planning begins with the collection of data to provide a comprehensive picture of the existing community. Analysis of the data provides the basis for developing forecasts of what the future will be in the planning area.

The second phase of planning is the development of a general plan which establishes specific and practical guidelines for improving existing conditions and controlling future growth. The plan is an outline presented in words, maps, and tables of what residents of the area want their community to become.

The plan represents a blueprint designed to identify, assess, and development actions and policies in areas of land use, circulation, housing, public facilities, and utilities. The plan contains proposals and recommendations that need to be implemented in order to be of value to the community and its residents.

Implementation is the third phase of the comprehensive planning process. A broad range of development policies and programs is needed to implement the plan. The plan identifies the tools, programs, and methods of carrying out proposals and recommendations once it is officially adopted by the community.

The Comprehensive Plan was prepared under the direction of the Raymond Planning Commission with the assistance and participation of the Village Board, and most importantly the citizens of Raymond. The planning time horizon for achieving the goals, programs, and development identified in the Raymond Comprehensive Plan is twenty years, 2000 through 2020.

The comprehensive plan is composed of the following elements:

1. A Community Profile Abstract including an overview of population characteristics, housing, and economics
2. Community Goals and policies
3. Land Use
4. Circulation
5. Public Facilities

Each of these elements is interrelated and dependent upon the others. The plan will provide a framework which will convey the recommendations from the various elements into workable programs to assist in achieving the physical, social, and economic goals and objectives of the community residents.

Planning Jurisdiction

The planning and zoning jurisdiction for the Village of Raymond includes the area within one mile of the corporate limits as authorized under the authority of Section 17-1001, Nebraska Revised Statutes, 1943 (amended). The Village may enforce zoning and subdivision regulations, and building and electrical and plumbing codes within their planning jurisdiction.

Location

Raymond is located in northwestern Lancaster County. It is bordered on the west by Seward County, to the North by Saunders County and on the east by Cass and Otoe Counties and to the south by Gage County. Raymond is located one mile east of U.S. Highway 79, approximately 6 miles north of Interstate 80. Raymond is situated 10 miles north of the metropolitan area of Lincoln, and is 15 miles east of Seward and, 70 miles west of Omaha.

Climate

The climate in the Raymond area is continental in nature and is characterized by wide fluctuations between winter and summer temperatures. The spring weather is normally cool with adequate moisture to favor the growth of the grain crops that prevail in this area. The average frost-free growing period is normally from around April 24 to October 17, approximately 176 days. The temperature has an annual mean of approximately 53 degrees with absolute fluctuations from minus 20 degrees to 110 degrees. Almost 75 percent of the average annual precipitation of 26 inches falls from April through September. Relative humidity of the area is fairly constant with a mean July value of 71 percent. Prevailing winds are from the northwest during the winter months and from the southeast during the remainder of the year.

Topography and Soils

Raymond lies at an elevation of approximately 1300 feet above sea level. The terrain is gently rolling and the slope of the area is from east to west toward Oak Creek which drains much of the community. The drainage of the community is generally quite good.

The major soil formations associated with the Raymond area are the Kennebec-Nodaway-Zook association. Both formations are classified as silty-clay-loams, deep, very gently sloping, moderate to well drained to poorly, silty soils that form in an alluvial flood plain. Raymond lies in a Paleo valley where grain production is the major use of the soil. Fertility of the soil is high and easily maintained with good soil management.

HISTORY

In the early days of the 1860's, the present Village of Raymond was referred to as Tipton and Orlando. In 1862, Silas Pratt homesteaded the land where the present Village is located. His land was later sold to Thomas P. Kennard of Lincoln who rededicated the plat of the community under the name of Raymond. The name of the town was chosen to honor a wholesale grocer, I. B. Raymond. Articles of Incorporation were granted to the Village after a petition signed by 52 townspeople was presented to county commissioners. Two hundred people were said to have lived in the Village at that time. Twenty-five separate businesses were established in the Village. These included livery stables, a cheese factory, a photo shop, a flourmill, and a large hotel where travelers could get a bed and a meal for one dollar. Early settlers came from the south and east of the Mississippi River. These settlers either filed homesteads, bought land from the railroad, or filed tree claims.

The Omaha and Republican Valley Railroad constructed a depot in 1885 to handle freight. The Union Pacific bought the existing railroad line in 1898. Raymond became a scheduled passenger and freight stop from late 1905 to early 1952. In later years the depot was closed and the building removed.

The Bank of Raymond was established in 1901 with W. J. Weller as president and J. C. Denser as cashier. A new building was built in 1909 and during the depression of the 1930's the bank closed.

The First Presbyterian Church was organized in 1880 and was called Little Salt Church. By late 1882 a new Church building had been constructed in the Village. In 1907 the church was remodeled. Due to the loss of members, the church was dissolved in 1979.

The Raymond Methodist Church was organized in March of 1882. The Board of Trustees bought land and constructed a new church building that is still located on the same land.

The post office was established in 1878, with William Breeden as postmaster. About 500 people were being served. In 1945, the Raymond Post Office was moved to the corner of First and Clark Streets. The same building still serves the needs of 85 local holders and 225 rural box holders.

The Raymond Fire District was established in 1947, and the first fire barn was built in 1948. A larger building was constructed and dedicated in October of 1975. The new fire barn is located at First and County Road 670. The District has an excellent fleet of fire and rescue equipment.

The Raymond CO-OP Grain was incorporated in 1916 by twenty-six farmers as principal shareholders. Facilities were purchased from two independent elevator operators who were in business prior to this time. A new elevator was constructed in 1947 and during the following years the Co-op grew. Again in 1978 plans were made to construct a new building. In November of 1982, a propane explosion destroyed the building and the resulting fire killed four employees and one customer.

The first Raymond area school was in a dugout on the former Albert Carlson farm in 1864. In 1869 Charles White and his wife began a subscription school in their home. A school was organized in 1871 and classes were held in an unused grainery. A building was constructed one mile south of the present Village in 1874. The County Superintendent designated the school as District # 19 in Lancaster County. In 1893, a one-story, two-room building was built in the Village. A second story was added in 1901 and the ninth and tenth grades were added. All grades K-12 were in place by 1919. The school continued until 1961 when the high school was closed. K-8 grades continued until 1966 when the board merged the District with Valparaiso and Ceresco into the new District No. 161. Raymond High School had been the only wooded K-12 school in the state of Nebraska at that time. The building was sold in 1974 and eventually torn down. The Village acquired the land and built a park and tennis court.

Community developments have included all streets hard surfaced in 1973, street signs 1978, the first water system in 1966 and a sewer system in 1975.

Because of heavy rains, Oak Creek has flooded and brought much destruction to farms, roads and homes throughout the years. In 1948 the streets were knee high with water and many crops and some livestock were lost. Again in 1951 Oak Creek flooded and covered acres of crops, washed out railroad tracks, and damaged the highway. The most damaging flood was on June 24, 1963. Heavy rains caused water to roll down the highway and cover all the land between Raymond and Agnew. Several families were evacuated from their homes, some by boat, and other families were stranded in their homes for a short time. Three people lost their lives in the flood waters south of Valparaiso.

Recent area developments include Branched Oak Reservoir, as a watershed dam, Willard Estates, a 160 acre subdivision one mile east of Raymond; and the James Arthur Vineyards, a Nebraska-based winery.

The present population of Raymond is 190 people.